114.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,600 /	682,600
					USE VALUE:	682,600 /	682,600
					ASSESSED:	682,600 /	682,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
262		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAYLOR CHRISTOPHER	
Owner 2:	CITRIN LISA A	
Owner 3:		
Street 1:	262 WASHINGTON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	IGO FRANCIS E TR -
Owner 2:	-
Street 1:	262 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,096 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6096.000	257,000	3,600	422,000	682,600
Total Card	0.140	257,000	3,600	422,000	682,600
Total Parcel	0.140	257,000	3,600	422,000	682,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.85 | /Parcel: 391.8

Legal Description

User Acct 73388

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,000	3600	6,096.	422,000	682,600	682,600	Year End Roll	12/18/2019
2019	101	FV	237,200	3600	6,096.	428,000	668,800	668,800	Year End Roll	1/3/2019
2018	101	FV	237,200	3600	6,096.	319,500	560,300	560,300	Year End Roll	12/20/2017
2017	101	FV	237,200	3600	6,096.	289,400	530,200	530,200	Year End Roll	1/3/2017
2016	101	FV	237,200	3600	6,096.	277,300	518,100	518,100	Year End	1/4/2016
2015	101	FV	209,700	3600	6,096.	235,100	448,400	448,400	Year End Roll	12/11/2014
2014	101	FV	209,700	3600	6,096.	223,100	436,400	436,400	Year End Roll	12/16/2013
2013	101	FV	209,700	3600	6,096.	212,200	425,500	425,500		12/13/2012

!8894!

PRINT

Date	Time
12/10/20	23:25:50

LAST REV

Date	Time
11/12/20	11:03:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGO FRANCIS E T	50525-513		12/27/2007		417,000	No	No		
	13838-713		11/16/1979			No	No		N

USER DEFINED

Prior Id # 1:	73388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1177	Addition	73,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
4/10/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6096		Sq. Ft.	Site		0	70.	0.99	5									422,018						422,000	

Total AC/HA:	0.13994	Total SF/SM:	6096	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	422,018	Spl Credit		Total:	422,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	170.016
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349170
Depreciation:	92181
Depreciated Total:	256989

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

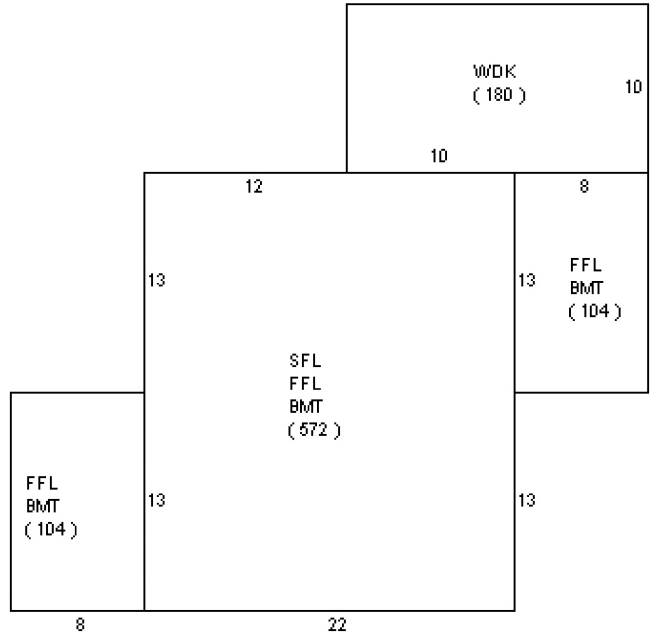
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	67.580	52,713
FFL	First Floor	780	170.020	132,612
SFL	Second Floor	572	170.020	97,249
WDK	Deck	180	11.640	2,096
	Net Sketched Area:	2,312	Total:	284,670
Size Ad	1352	Gross Are	2312	FinArea 1742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.02
Special Features:	0	Val/Su Net:	111.16
Final Total:	257000	Val/Su SzAd	190.09

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1930	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:	Total: 3,600